094.0	0002	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,400 /	681,400
					USE VALUE:	681,400 /	681,400
					ASSESSED:	681,400 /	681,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HANNON CHARLES L/ETAL	
Owner 2:	HANNON SHARON L	
Owner 3:		
Street 1:	58 EDMUND ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1459 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5154.000	279,200		402,200	681,400
Total Card	0.118	279,200		402,200	681,400
Total Parcel	0.118	279,200		402,200	681,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.97 | /Parcel: 466.97

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 61257
GIS Ref:
GIS Ref:
Insp Date: 08/13/18

!7698!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,200	0	5,154.	402,200	681,400		Year end	12/23/2021
2021	101	FV	270,400	0	5,154.	402,200	672,600		Year End Roll	12/10/2020
2020	101	FV	270,300	0	5,154.	402,200	672,500	672,500	Year End Roll	12/18/2019
2019	101	FV	224,600	0	5,154.	408,000	632,600	632,600	Year End Roll	1/3/2019
2018	101	FV	224,600	0	5,154.	304,500	529,100	529,100	Year End Roll	12/20/2017
2017	101	FV	224,600	0	5,154.	275,800	500,400	500,400	Year End Roll	1/3/2017
2016	101	FV	224,600	0	5,154.	264,300	488,900	488,900	Year End	1/4/2016
2015	101	FV	211,400	0	5,154.	224,100	435,500	435,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:01:27

LAST REV

Date	Time
08/30/18	18:57:20
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7698

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEBER MARK/ETAL	1141-4		5/18/1995		195,000	No	No	Y	

USER DEFINED

Prior Id # 1:	61257
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2016	581	Heat App	9,000					4 zone ductless HV
5/10/2006	358	Redo Kit	15,000			G7	GR FY07	
6/13/2005	478	Manual	2,567					open wall between
5/3/2003	531	Addition	62,861	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	BS	Barbara S
3/25/2009	Meas/Inspect	197	PATRIOT
6/27/2005	Permit Visit	BR	B Rossignol
3/17/2000	Inspected	263	PATRIOT
3/10/2000	Missed Appt.	276	PATRIOT
2/1/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5154		Sq. Ft.	Site		0	70.	1.11	5									402,234						402,200	

Total AC/HA:	0.11832	Total SF/SM:	5154	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	402,234	Spl Credit		Total:	402,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	149.985
Other Features:	101000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343019
Depreciation:	63801
Depreciated Total:	279217

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

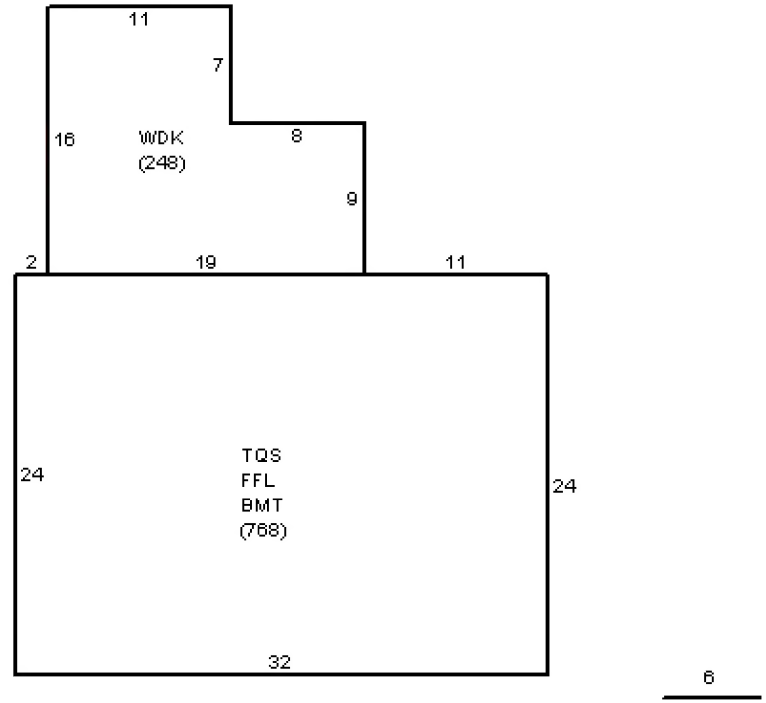
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.99
Special Features:	0	Val/Su Net:	118.31
Final Total:	279200	Val/Su SzAd	207.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	49.380	37,926
FFL	First Floor	768	149.990	115,188
TQS	3/4 Story	576	149.990	86,391
WDK	Deck	248	10.130	2,513
	Net Sketched Area:	2,360	Total:	242,018
Size Ad	1344	Gross Area	2552	FinArea 1459

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: